



Terence Painter

ESTATE AGENTS

- Two Bedroom Detached Bungalow
- Central Location
- Refurbishment Required
- Bathroom & Cloakroom/W.C
- Kitchen/Breakfast Room
- Lounge Opening Out to Rear Garden
- Study
- Garden Outbuilding/Utility Room
- Good Sized West Facing Rear Garden



28 Carlton Avenue, Broadstairs, Kent. CT101AQ.

Freehold £475,000

DETACHED BUNGALOW IN CENTRAL LOCATION IN NEED OF FULL REFURBISHMENT

This attractive detached bungalow is situated in sought after Carlton Avenue, close to the High Street shops and amenities, station and recreation ground. The property requires full refurbishment and has the potential to make a wonderful retirement home or holiday retreat.

The accommodation comprises two double bedrooms, study, lounge with doors leading out to the rear garden, kitchen/breakfast room, bathroom and separate W.C. Located within the large west facing rear garden is a brick built out house and utility room.

Access

Via steps leading up to an open entrance porch leading to the front door. Wooden door with featured leaded-light and coloured glass panel and further leaded-light and coloured glass panels to either side.

The Bungalow

Hallway

6.240m x 2.910m narrowing to 1.35m (20' 6" x 9' 7" to 4'5") Parquet hardwood block flooring. Two radiators. Fitted plate rack. Cupboard housing gas fired boiler and radiator.

Lounge/Diner

5.810m into bay x 3.350m (19' 1" x 11' 0") Good sized lounge/diner with bay window to rear with double glazed doors leading out to the rear garden. Double glazed window to side. Radiator. Gas fire.

Kitchen/Breakfast Room

3.690m x 2.730m (12' 1" x 8' 11") Double glazed windows to the side and rear. Double glazed door to the side. Fitted with a range of wall and base units. Single drainer stainless steel sink unit, built-in electric oven with hob over and extractor above. Pantry with meters and power and space for fridge. Radiator.

Bedroom One

5.440m into bay x 3.380m (17' 10" x 11' 1") Double glazed bay window to front with feature leaded light and coloured glass port-hole window to the side. Radiator. Built-in cupboard.

Bedroom Two

3.710m into bay x 3.380m (12' 2" x 11' 1") Double glazed bay window to front with feature leaded light and coloured glass port-hole window to the side. Radiator. Picture rail.

Study

3.350m x 1.680m (11' 0" x 5' 6") With double glazed window to side. This room has been subdivided from bedroom two.

Bathroom

Fitted with panelled bath with electric shower over and pedestal wash hand basin. Radiator. Double glazed window to rear.

Separate W.C.

Low level W.C., wash hand basin, heated towel rail, double glazed window to side.

28 Carlton Avenue, Broadstairs, Kent. CT101AQ.

£475,000

Exterior

Rear Garden

Good sized mature west-facing rear garden with lawned area, trees and shrubs.

Out-Building/Utility Room

Utility Room/W.C. Area: 3.67m x 1.38m (12' x 4' 6") With plumbing for washing machine and W.C. Door from garden, door to store room area.

Store Room Area: 3.35m x 3.67m (11' x 12") Door to garden. Window to rear.

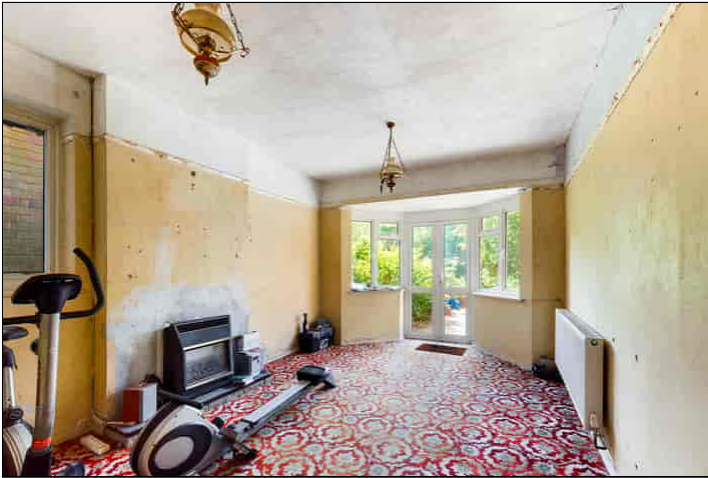
Front Garden

Raised garden area laid to lawn with red brick retaining wall and wrought iron gate. Steps leading up to the front door.



28 Carlton Avenue, Broadstairs, Kent. CT101AQ.

£475,000



| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

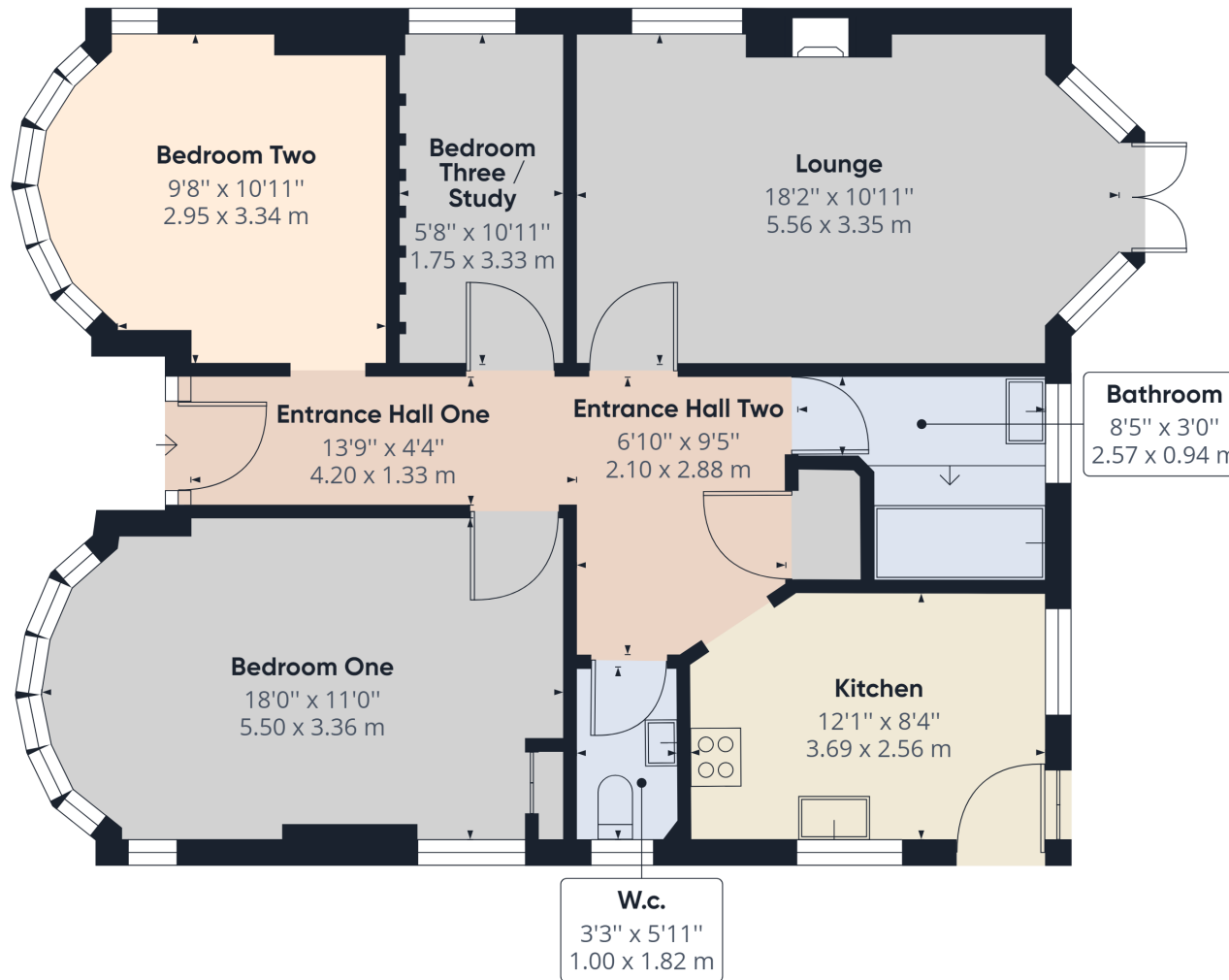


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾
858.24 ft²
79.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

28 Carlton Avenue, Broadstairs, Kent. CT101AQ.

£475,000